

**GRANT COUNTY
PLANNING COMMISSION**

Chairman: Bill Bailey
Vice Chairman: Blair Fuglie
Board Members: Carol Dawson, Terry Dorsing, Ann Drader and Kevin Richards
Secretary: Doris Long

COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

JUNE 26, 2019 @ 7:00 P.M.

2019 Attendance

NAME	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
BAILEY	NM	NM	NM	NM	NM	P						
DAWSON	NM	NM	NM	NM	NM	P						
DORSING	NM	NM	NM	NM	NM	P						
DRADER	NM	NM	NM	NM	NM	P						
FUGLIE	NM	NM	NM	NM	NM	A						
RICHARDS	NM	NM	NM	NM	NM	P						

P=Present

A=Absent

C=Canceled

NM=No Meeting Held

Chairman, Bill Bailey, opens the meeting at 7:00 p.m.

Board Action:

Approval of May 16, 2018 Planning Commission Meeting minutes.

Mr. Dorsing moves to approve the meeting minutes as presented.

Ms. Drader seconds the motion.

ACTION: Terry Dorsing moves to approve the meeting minutes as presented. Ann Drader seconds the motion.

Voted on and passes unanimously.

Mr. Bailey directs the Commissioner's attention to a letter from the Department of Commerce provided for their review.

(This letter was received by staff today, and is entered into the record.)

Election of 2019 Planning Commission Officers

Mr. Richards moves to nominate Mr. Bailey to retain his position as Planning Commission Chairman.

Ms. Drader seconds the motion.

ACTION: Kevin Richards moves for Bill Bailey to act as Planning Commission Chairman for the year 2019.

Ms. Drader seconds the motion.

Voted on and passes unanimously.

Mr. Dorsing moves to nominate Mr. Fuglie to retain his position as Planning Commission Vice-Chairman.

Ms. Drader seconds the motion.

ACTION: Terry Dorsing moves for Blair Fuglie to act as Planning Commission Vice-Chairman for the year 2019.

Ann Drader seconds the nomination.

Voted on and passes unanimously.

Mr. Bailey explains how the public hearing will be conducted.

Mr. Bailey reports that Planning Commissioner, Kevin Richards, has a conflict of interest in the projects being heard. Mr. Richards is asked to step down, and once he has completed presenting the first item will leave the hearing room.

Mr. Bailey swears in those wishing to testify at this hearing en masse:

Do you hereby swear or affirm under penalty of perjury under the laws of the State of Washington that the testimony that you give is truthful and accurate to the best of your knowledge and belief?

Senior Planner, Tyler Lawrence, is presenting the six proposals to be heard. He reports that the Comprehensive Plan Amendments are non-project specific, and the SEPA is a non-project consideration of all of the proposals. Copies of the application materials were sent to agencies of jurisdiction and known groups of interest. Each site was posted with a Notice of Application and public hearing. The notices were also published in the Columbia Basin Herald, the County's paper of record. An addendum to the EIS of the Comprehensive Plan was issued, along with a Determination of Non-Significance. Five of the proposals include a zone change, which will require a second recommendation from the Planning Commission.

Mr. Lawrence states that staff's recommendations are based solely on the application materials that were submitted at the time of application.

P 19-0060 – Port of Moses Lake – Moses Lake Area – UGA Expansion Request, a Site Specific Land Use Re-designation from Rural Remote to Urban Industrial and Zone Change from Rural Remote to Urban Heavy Industrial for an approximately 630 acre parcel.

Mr. Lawrence reports that this project also proposes to remove certain areas of the Grant County International Airport from the Urban Growth Area while maintaining the current land use and zoning designations.

There was one agency comment, and no public comments received.

Staff reviewed the application for compliance with the Grant County Comprehensive Plan and Unified Development Code, and is recommending denial of the application with the nine Findings of Fact for the Comprehensive Plan Amendment and the ten Findings of Fact for the zone change.

Mr. Lawrence explains it is his understanding that the applicant may be presenting some additional information that was not reviewed as a part of his recommendation.

He adds as a point of clarification that there are two components to the application.

- 1) The site specific land use re-designation and UGA expansion.
- 2) The removal of land from the UGA.

There are some significant issues with removing the land from the UGA. The Grant County International Airport is listed in the Grant County Comprehensive Plan as an Essential Public Facility. Grant County's County-wide planning policies require that all Essential Public Facilities be located within an Urban Growth Area. Staff asks, when making their recommendation to the Board of County Commissioners, that the Planning Commission would only consider the expansion portion of the request, and not the secondary reduction portion.

Kevin Richards, Western Pacific Engineering and Survey, 1328 East Hunter Place, Moses Lake, WA, representing the Port of Moses Lake. Has been sworn in.

Mr. Richards hands out supporting documentation to staff, and the Planning Commission members, which will be entered into the record as Exhibit #1 for the project.

Introduces Jeff Bishop (Executive Director, Port of Moses Lake), Milton Miller (Director of Port Facilities, Port of Moses Lake), Kris Robbins (City of Moses Lake), and Nicole Stickney (Planning Project Manager, AHBL)

Mr. Richards provides a brief history of the Port District. He explains that even though the Port has a vast amount of property within the UGA, it is questionable as to how much of it is useable. He defines useable in

relation to useable property, and displays mapping of the Port District. Mr. Richards explains the statutory mandate to the Port of Moses Lake is to provide economic growth. In order to appease that mandate the Port needs to grow. The Port of Moses Lake has partnered with local developers to form a Local Improvement District (LID) on the Port's west side allowing for improvements such as water, sewer, industrial wastewater, County roadway and fire suppression. He displays the timeline of the proposal from March 2017 thru June 2021 explaining where the County and City of Moses Lake's cycles have been out of sync. Mr. Richards states he is hoping for a positive outcome tonight because they are short on time.

Since 2017 a cultural study, economic study, environmental study, traffic study, street and utilities plan set and WADOT intersection design have all been completed. The Port has also received a loan/grant from the Department of Commerce. Mr. Richards states that County staff would've liked to have had a land capacity analysis included as part of the application submittal. In response, AHBL was hired to complete an analysis, which supports the Port's request to expand the UGA. (This information is included in Exhibit #1.)

Mr. Richards reports that he thinks staff's questions have been answered. They are no longer asking to remove property from the UGA. They have provided the inventory analysis justifying the need. They propose to provide the services to the area in 20 months, not 20 years, and have the revenue, resources and design to do so.

Mr. Bailey asks if the Port owns additional ground west of the airport.

Mr. Richards replies the only other property owned to the west of the facility is approximately 2.50 acres located at the intersection of Randolph Road and Hwy 17.

There are no other questions.

Public Testimony Opened

Nicole Stickney, AHBL, Inc., consulting firm that performed the land capacity analysis for the project site, 5804 Road 90, Pasco, WA. Has been sworn in.

Ms. Stickney explains the method used to perform the land capacity analysis. The gross amount of land supply, categorized for industrial needs and uses, was determined. Acreage was deducted for things such as critical areas, wetlands and steep slopes. The land was then sorted by vacant parcels, parcels that were partially used, parcels in AG use, and parcels being utilized.

It was determined that 2,480 acres would be available over the next 20 year period for future industrial needs and uses. Moses Lake's population is expected to increase by 69.7% in the next 20 years. With the growth that is expected, all of the current available acres are going to be needed. Ms. Stickney states there is good reason to be adding this property into the UGA, and the addition of the land can be rationally justified. (The Industrial Land Capacity Analysis is included in Exhibit #1)

Jeffrey Bishop, Executive Director, Port of Moses Lake, 7997 Road 10 NE, Moses Lake, WA. Has been sworn in.

Mr. Bishop reports that in 2017 he had the opportunity to testify before the Washington State Senate on some of the complications of the Growth Management Act related to recruitment of large industrial customers. He explains that unbeknownst to the Port, the project site had been chosen as a site for the location of a large industrial facility, but due to the property not being a part of the UGA, they were not able to finalize an agreement. It is very difficult to recruit large industrial customers without having a site ready and available. The Port owns only one 70 acre parcel that is available to be marketed for industrial use. They are in desperate need of additional inventory.

Public Testimony Closed

Mr. Bailey comments that he believes the Planning Commission has thought through the years that the property west of the Port should be developed. It is not necessarily good farmland, unlike some of the other

areas. He agrees with the findings of the Industrial Land Capacity Analysis. Even though it may appear there is an abundance of property available for industrial use, in reality it may not all be practical or developable. Mr. Dorsing agrees with Mr. Bailey. It is a great piece of property that needs to be put into place to allow for development. The County has a lot of industry coming. It is a window of opportunity that not many other Counties or States are being afforded, but at the same time he wants to be cognizant of the other parts of the County that may need to be protected. He refers back to staff, and their experience and endeavor to properly develop the UGA, when considering the proposal.

There is discussion related to the request of removing land from the UGA. Staff reiterates that they cannot support the request.

Ms. Drader states that the ground looks like it should be industrial use. It isn't good farm ground, and there are no houses located around it. It makes sense to move forward with the proposal.

Mr. Dorsing moves that the Port of Moses Lake UGA Expansion Request, File P 19-0060, be sent to the County Commissioners with a recommendation of approval.

Ms. Drader seconds the motion.

The motion is voted on and passes unanimously.

Mr. Dorsing moves that the Comprehensive Plan Amendment and Zone Change, File P 19-0060, be sent to the County Commissioners with a recommendation of approval with the Findings of Fact in the affirmative for the project.

Ms. Drader seconds the motion.

Mr. Bailey would like to add a Finding of Fact stating that the change would help keep the farmland from being developed in the Moses Lake area.

Discussion ensues.

Mr. Hooper suggests, to further support their position, that the Planning Commission may want to add another Finding related to the Land Capacity Analysis provided tonight.

Mr. Bailey agrees that they should. It does demonstrate that there are a lot of acres designated, but not necessarily developable, which is something the Planning Commission is now recognizing.

Mr. Dorsing maintains his motion including the two additional Findings of Fact for the land use re-designation.

Ms. Drader asks to have the last Finding clarified.

Ms. Drader seconds the motion.

The motion is voted on and passes unanimously.

Mr. Bailey would like the record to show that they did not address withdrawing any property from the UGA.

Board Action:

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE PORT OF MOSES LAKE URBAN GROWTH AREA EXPANSION BE APPROVED.

ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE PORT OF MOSES LAKE COMPREHENSIVE PLAN AMENDMENT - LAND USE RE-DESIGNATION AND ZONE CHANGE BE APPROVED WITH THE ELEVEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE COMPREHENSIVE PLAN AMENDMENT (ADDITION OF TWO FINDINGS) AND TEN FINDINGS OF FACT FOR THE ZONE CHANGE IN THE AFFIRMATIVE FOR THE PROJECTS.

ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 19-0063 – Martell Palmer – Rural Moses Lake Area – Site Specific Land Use Re-designation from Rural Urban Reserve to Rural Commercial and Zone Change from Rural Urban Reserve to Rural Freeway Commercial for an approximately 28 acre parcel.

Mr. Lawrence reports the Rural Commercial designation and Rural Freeway zoning are LAMIRD designations.

There was one agency comment, and no public comments received.

Staff reviewed the application for compliance with the criteria for a designation of a LAMIRD. There are some specific requirements outlined in the State law as to what can be considered a LAMIRD. Part of that is that the property has had to have some sort of commercial-industrial development on site when Grant County was required to comply with the Growth Management Act, which was July 1, 1991.

Staff made no finding that such development existed on the site, therefore the recommendation is for denial of the application. Staff displays mapping of the project site, and surrounding parcels.

Kent Ziemer, Western Pacific Engineering and Survey, 1328 East Hunter Place, Moses Lake, WA, representing Martell Palmer. Has been sworn in.

Mr. Zeimer distributes an information packet to staff, and the Planning Commission members, which will be entered into the record as Exhibit #1 for the project.

Mr. Zeimer states the details of the proposal, and directs the Planning Commission to the handout, which contains mapping and aerial photos establishing the location of the site. He explains there is access from both Frontage Road and O Road. It is a difficult situation if the State requirement is that you have to be commercial before 1991, then how do you become commercial after. The proposal could increase viable options and market competitive options for future commercial growth in the area. The ground is not ideal for farming. It has a limited capacity for integration into center pivot technology.

There is discussion related to the surrounding zoning and the location of the Urban Growth Area boundary.

Travis Palmer, 14375 Road 2 SE, Moses Lake, speaking on behalf of Martell Palmer. Has been sworn in.

Mr. Palmer gives a brief history of the subject site, and explains that in 1991 when the County was required to comply with the Growth Management Act this corridor was the only property designated as Rural Urban Reserve with the intention to be used for future growth. Property on the east side of the freeway, along the Frontage Road, has already been rezoned, and is being commercially developed. He reads from the RCW related to the Rural Freeway Commercial designation, and points out how this site meets the Code. Explains why the property is unsuitable for farming due to the underlying caliche and assorted canals. The property is #6 land and is rill irrigated, which has a higher consumption of water, and a higher production of wastewater. The irrigation district acknowledges that if the property is re-designated, the water rights are needed elsewhere. Talks about the traffic patterns and corridors that exists.

Mr. Palmer summarizes his presentation.

Martell Palmer, 14600 Road 1 NE, Moses Lake, WA. Has been sworn in.

Mr. Palmer provides a history of the property, why it is not suitable for farming, tells of all the surrounding commercial activity, and reports that Flying J is planning on developing the adjoining property in the near future.

Public Testimony Opened

John Wright, 9679 Superior Court, Moses Lake, WA. Has been sworn in.

Mr. Wright speaks in favor of the proposal. He explains he has been in the trucking industry for 47 years. Changes in the laws regulating driving times for truck drivers has increased the need for parking space to move the trucks away from the I-90 off ramps, and rest areas. Need to look to the future and recognize that that area is growing.

Public Testimony Closed

Mr. Bailey asks Mr. Lawrence to reiterate the proposal details to clarify the request.

Discussion takes place regarding the practicality of changing the land use designation and zoning thereby creating or expanding the LAMIRD.

The zoning and LAMIRD history of the corridor is explained by staff.

The proposal may be feasible, but it is not GMA compliant, and cannot be supported by staff.

Discussion as to what would be the consequences if the proposal were to be approved by the Board of County Commissioners.

Mr. Dorsing states he is willing to venture forward with a motion to recommend approval with the understanding that it will probably get shot down.

Mr. Bailey responds that in essence; taking the stand that they believe development needs to be addressed on the north side of I-90.

Mr. Dorsing replies and also precedent had been set with the property next door being changed since 1991.

Ms. Drader states it is the right thing to have happen. It makes sense to move forward with it, and see what happens. Even if it doesn't go anywhere.

Mr. Dorsing moves that the Comprehensive Plan Amendment and zone change, File P 19-0063, be sent to the County Commissioners with a recommendation of approval, with the nine Findings of Fact for the Comprehensive Plan Amendment and the ten Findings of Fact for the zone change in the affirmative for the projects.

Ms. Drader seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE MARTELL PALMER COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION AND ZONE CHANGE BE APPROVED WITH NINE FINDINGS OF FACT FOR THE COMPREHENSIVE PLAN AMENDMENT AND TEN FINDINGS OF FACT FOR THE ZONE CHANGE IN THE AFFIRMATIVE FOR THE PROJECTS.

ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 19-0069 – Tony Jenks (Stewart Land Holdings, LLC) – Rural Royal City Area – Site Specific Land Use Re-designation from Irrigated Agriculture to Rural Residential 1 and Zone Change from Agriculture to Rural Residential 1 for an approximately 154 acre parcel. (Tony Jenks is the applicant. Stewart Land Holdings, LLC is the landowner)

Mr. Lawrence reports there were no agency or public comments received.

Staff reviewed the application for compliance with the Grant County Comprehensive Plan and Unified Development Code, as well as the applicable criteria of approval. As part of the 2018 Comprehensive Plan update, if land was not deemed to meet the classification as a resource land the Agricultural designation was removed. This property retained the Agriculture designation, and is being utilized as rangeland. Staff does not feel the application adequately provided justification for removal from the resource designation, and is recommending denial of the application.

Kent Ziemer, Western Pacific Engineering and Survey, 1328 East Hunter Place, Moses Lake, WA, representing Tony Jenks. Has been sworn in.

Mr. Zeimer distributes an information packet to staff, and the Planning Commission members, which will be entered into the record as Exhibit #1 for the project.

Mr. Zeimer states the details of the proposal, and directs the Planning Commission to the handout, which contains mapping and aerial photos of the site. He explains the subject parcel is part of a farm unit, but it does not have a history of irrigated agriculture use. Due to limited availability, there is a demand for housing in the Royal City area. He points out adjacent parcels on the zoning map that are zoned Rural Residential 1, and gives reasons as to why they could be difficult to develop. One large parcel is owned by the Washington State Department of Natural Resources, other parcels do not have good access. The subject parcel has variable soil types, which can pose some challenges for farming. The adjacent zoning is consistent with the requested zoning, a golf course is located across the road and access is available from Dodson Road.

Tony Jenks, 333 Widmer Drive NE, Royal City, WA. Has been sworn in.

Mr. Jenks reports on the demand for housing in the Royal City area. He has support from an owner of adjacent property that is landlocked. They would work together to develop the properties and access. There are two turn outs on the parcel. A neighbor has purchased water for irrigation of his yard, and it flows through the subject property. He reads a letter into the record in support of the proposal.

Public Testimony Opened

Tyson Mollotte, 1524 C Street SW, Ephrata, WA. Is sworn in by Mr. Bailey.

Mr. Mollotte reports that he is a realtor in Grant County. He attest to the fact that the demand for housing exist. People have the desire to move to Royal City, and are frustrated by the lack of inventory.

Public Testimony Closed

Discussion takes place related to the property being re-designated from AG.

Mr. Bailey states that in retrospect the property may not have been properly designated.

Staff reports that information has been provided that would perhaps justify that the property could not support commercially significant agriculture.

Mr. Bailey comments that could be a Finding if there was a recommendation for approval.

Mr. Dorsing explains that he drives by the property often, and as far as he is concerned it is not a farmable piece of ground. With the information that has been presented, he sees no reason not to approve the proposal.

Mr. Bailey replies he also drives by the property and agrees.

There is discussion related to the density allowed in the Rural Residential 1 zone.

Mr. Dorsing moves that the Comprehensive Plan Amendment, File P 19-0069, be sent to the County Commissioners with a recommendation of approval with nine plus one Findings of Fact.

Additional finding: *"The property is not conducive to commercial irrigated agriculture and should not be considered as AG Resource lands."*

Ms. Drader seconds the motion.

The motion is voted on and passes unanimously.

Mr. Dorsing moves that the zone change, File P 19-0069, be sent to the County Commissioners with a recommendation of approval with ten Findings of Fact in the affirmative for the project.

Ms. Dawson seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE STEWART LAND HOLDINGS, LLC COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION BE APPROVED WITH TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE STEWART LAND HOLDINGS, LLC ZONE CHANGE BE APPROVED WITH TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

**CAROL DAWSON SECONDS THE MOTION.
VOTED ON AND PASSES UNANIMOUSLY**

P 19-0024 – Lakewood Enterprises, LLC – Rural Quincy Area – Site Specific Land Use Re-designation from Rural Residential 1 to Irrigated Agriculture and Zone Change from Rural Residential 1 to Agriculture. Mr. Lawrence reports there were no agency or public comments received. Staff reviewed the application for compliance with the Grant County Comprehensive Plan and Unified Development Code as well as the applicable criteria of approval. Staff believes the application is consistent with the applicable criteria of approval, and recommends approval of the land use re-designation change, as well as the zone change, with nine Findings of Fact for the Comprehensive Plan Amendment, and ten Findings of Fact for the zone change.

Daniel Escamilla, Western Pacific Engineering and Survey, 1328 East Hunter Place, Moses Lake, WA, representing Lakewood Enterprises, LLC. Has been sworn in.

Ms. Escamilla explains that she doesn't have much to add to the information staff has already presented, other than the current use of the property, as a marijuana growing operation, would remain as is under either land use designation. The AG designation would make the activity more conforming with the new regulations that have been set in to place.

Mr. Dorsing asks staff if the applicant has worked with them regarding the limitations of the grow and such things.

Mr. Lawrence replies that is part of the reason the application is being submitted. It will remedy expansion issues on the site. Some areas were expanded without permits. They cannot be permitted now under the current zone due to the revised marijuana regulations that were adopted in 2017. The approval of the proposal would allow for some of the unpermitted work to be permitted, and also allow for future expansion on the site.

Public Testimony Opened

There is no public comment.

Public Testimony Closed

Ms. Drader moves that the Comprehensive Plan Amendment, File P 19-0024, be sent to the County Commissioners with a recommendation of approval with the nine Findings of Fact in the affirmative for the project.

Mr. Dorsing seconds the motion.

The motion is voted on and passes unanimously.

Ms. Drader moves that the zone change, File P 19-0024, be sent to the County Commissioners with a recommendation of approval with the ten Findings of Fact in the affirmative for the project.

Mr. Dorsing seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: ANN DRADER MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE LAKEWOOD ENTERPRISES, LLC COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION BE APPROVED WITH NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

TERRY DORSING SECONDS THE MOTION.
VOTED ON AND PASSES UNANIMOUSLY

ACTION: ANN DRADER MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE LAKEWOOD ENTERPRISES, LLC ZONE CHANGE BE APPROVED WITH FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

TERRY DORSING SECONDS THE MOTION.
VOTED ON AND PASSES UNANIMOUSLY

P 19-0029 – Herring Farm NWQ, LLC – Moses Lake Area – UGA Expansion Request, Site Specific Land Use Re-designation from Rural Residential 1, to Residential Low Density and Zone Change from Rural Residential 1 to Urban Residential 2 for an approximate 19.34 acre parcel.

Mr. Lawrence reports there was one agency comment and no public comments received. Staff reviewed the application for compliance with the Grant County Comprehensive Plan and Unified Development Code as well as the applicable criteria of approval. Staff has found that the Moses Lake UGA already has a significant quantity of lands available for residential development. A Land Capacity Analysis was prepared as part of the 2018 Comprehensive Plan update. In reference to residential lands, compared with the population growth numbers received from the Office of Financial Management, it was determined that approximately 1,979 acres would be necessary to accommodate the 20 year projected growth of Moses Lake. There are 5,358 acres available for development, which already exceeds what is anticipated to be required. Staff has recommended denial of the application.

Mr. Dorsing asks out of the total 5,358 acres available, what portion is located in Mae Valley.

Mr. Lawrence replies there is a significant amount of undeveloped property located in that portion of Mae Valley that is already included in the UGA.

Mr. Hooper explains the Land Capacity Analysis that was completed with the Comp Plan update looks at the totality of the UGA. It is not parsed out by neighborhood or specific regions. It establishes high thresholds for roads and critical areas, so it is fairly conservative.

Mr. Lawrence displays the Land Capacity Analysis map for the Planning Commission.

Daniel Escamilla, Western Pacific Engineering and Survey, 1328 East Hunter Place, Moses Lake, WA, representing Herring Farm NWQ, LLC. Has been sworn in.

Ms. Escamilla distributes a Residential Land Capacity Analysis with associated mapping to staff, and the Planning Commission members, which will be entered into the record as Exhibit #1 for the project.

Ms. Escamilla explains that she has reviewed the staff report and the letter from the Department of Commerce. It seems that most of the concerns are related to the potential lack of support that would be seen in the land use capacity. They looked to the land use analysis, not only at the aggregate, but at the useable inventory. She feels they have illustrated that this is needed, and it would benefit the public. The development of the property would take place in phases. The full build out of the site would take a longer period of time, but within the 20 year period. Ms. Escamilla states the City has already made commitments to grow within this area. She directs the Planning Commission's attention to page 1 of the mapping portion of the exhibit, and points out that the southern border of the property is contiguous with both the City Limits of Moses Lake and the UGA boundary. Page two of the exhibit, which demonstrates where water is available from the City. She indicates a nearby parcel on Mae Valley Road, and explains that last month the City approved an agreement with the property owner to extend utilities from Westshore Drive to the end of his property.

Page three of the exhibit, she points out on the southern border of the parcel, which is adjacent to the City Limits, the location of an existing dedicated road right-of-way.

Nicole Stickney, AHBL, Inc., consulting firm that performed the Residential Land Capacity Analysis for the project site, 5804 Road 90, Pasco, WA. Has been sworn in.

Ms. Stickney reports that staff has referred to a land capacity analysis that is included in the County's Comprehensive Plan, and explains AHBL performed an independent study. She does not know exactly how the two methodologies compare. She does know that the outcomes were different, although a lot of the figures used by both are consistent.

Ms. Stickney explains the methodology that AHBL used. Buildable lands and land capacity were looked at. They referred to the Department of Commerce's 2018 buildable lands guidelines, Department of Commerce's Urban Growth Area guidebook and work that had been done in Whatcom County over the years.

Lands that are designated by the City and the County for residential development, both inside City Limits and incorporated areas that are in the UGA, were identified. They removed manufactured home parks (these are considered to be partially used land because the structures are moveable), condominiums, golf courses, open space parcels, parcels that are held by tax exempt entities (basically, anything that is tax exempt according to the Assessor's records was removed with the exception of the Grant County Housing Authority) critical areas, infrastructure/public uses, right-of-ways and deducted for market factors. Different market factors were used for vacant land and partially utilized lands, because sometimes owners hold onto property and don't always make it available for development. Next the zoning districts were reviewed for expected density to arrive at the factor of .45 acres per dwelling unit.

This number, as well as the population increase number, were the same factors used in both the AHBL and the Grant County analysis.

AHBL determined there were 2,266 net acres available for residential development, which is lower than the County's Land Capacity Analysis. Ms. Stickney suspects the difference in results is that they were focusing only on the Moses Lakes UGA, rather than County-wide.

After looking at the density, and the average numbers of person per household, it was found that the current UGA, with the current land use designations and zoning, is available to accommodate approximately 2,863 people, which is less than 20% of the anticipated need.

Ms. Stickney reports all of this information is outlined in the provided analysis. (Exhibit #1)

They find the addition of this 20 acres of residential land to Moses Lake's UGA is justified, and will help to fulfill a need for additional housing.

Public Testimony Opened

Dan Herring, 928 Laguna Drive, Moses Lake, WA. Has been sworn in.

Mr. Herring explains he owns the farm, and is in the process of transferring the water rights to additional farmland that he owns. The combination of the two water rights will support a full irrigation circle on the farmland. When he bought this property, as part of the sale, he had to sign an agreement with the City of Moses Lake that when the property is developed he would pay a per lot fee for the sewer and water infrastructure.

Public Testimony Closed

Mr. Bailey asks Mr. Lawrence if he is aware of any agreement.

Mr. Lawrence responds he is not sure how the referenced agreement could be put into place on a property that is not currently in the UGA, but that doesn't mean it couldn't have happened.

Mr. Dorsing comments with not having time to study the information that was provided tonight, and hearing that something better start happening soon or the County is going to be in a crisis, referring back to Ms. Stickney's testimony, trying to discern or make a decision out of the information that was given is difficult.

Mr. Lawrence states that the only thing he would add is that the Grant County's Land Capacity Analysis has been adopted as part of the Comprehensive Plan. It has been reviewed by the State, and has been found to be valid.

Mr. Bailey comments that if there is an agreement with the City implying that they are expecting the property to be included into the UGA, then it should be part of the application.

There is discussion.

Mr. Dorsing comments that they are trying to make a decision from the information they were given. New information has come in tonight, and they haven't had time to evaluate it. The future of a project depends on total and accurate information.

Staff states that the Board of County Commissioners' hearing is open record as well, so Mr. Herring would be welcome to submit the referenced agreement at that time.

Mr. Dorsing moves that the UGA Expansion Request, Comprehensive Plan Amendment and the zone change, File P 19-0029, be sent to the County Commissioners with a recommendation of denial with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change. A tenth Finding is added indicating that there is perhaps additional information from the City that has not been made available for consideration.

Ms. Dawson seconds the motion.

There is discussion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE HERRING FARM NWQ, LLC. UGA EXPANSION, COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION AND ZONE CHANGE BE DENIED WITH TEN FINDINGS OF FACT FOR THE COMPREHENSIVE PLAN AMENDMENT AND TEN FINDINGS OF FACT FOR THE ZONE CHANGE IN THE NEGATIVE FOR THE PROJECT.

CAROL DAWSON SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 19-0067 – Airport Mini-Storage, LLC – Moses Lake – Unified Development Code Text Amendment

Mr. Lawrence explains the request is to amend the Unified Development Code to establish moving equipment rentals, such as U-hauls, as a use listed in the UDC zoning tables, and allow it as a Conditional Use in the Urban Residential 4 zone.

There were no agency or public comments received.

Staff is supportive of the proposal, and asks that the Planning Commission consider modifying the request to make the change easier to administer. The applicant has only requested the change in one specific zone. Staff would like to have the amendment added as a use to the zoning table, as an accessory use to existing mini-storage facilities, which was part of the applicant's original proposal. Also, that it should be allowed in all of the zones that currently permit mini-storage facilities subject to the same permit type used to allow the mini storage activity in that zone. Staff asks, if the proposal were to be recommended for approval, that an additional Finding would be added to allow for formatting and grammatical changes as the text amendment is being implemented into the UDC.

Staff does find the proposal to be consistent, and would recommend approval subject to the modifications requested.

Kent Ziemer, Western Pacific Engineering and Survey, 1328 East Hunter Place, Moses Lake, WA, representing Airport Mini-Storage, LLC. Has been sworn in.

Mr. Ziemer states the request is as staff has explained. He provides a brief summary of the proposal.

Public Testimony Opened

Wendi Stark, 204 East Belair Drive, Moses Lake, WA representing Airport Mini Storage. Has been sworn in.

Ms. Stark states that she appreciates staff looking at the proposal in all of the zones, and not just the one being requested. She also appreciates allowing it on the same parcel as the mini-storage facility, as opposed to expanding it to a separate parcel.

Public Testimony Closed

Discussion related to the addition of the tenth Finding.

Mr. Hooper explains what they are asking for is that staff would have the authority to craft the language of the Code amendment consistent with what was presented.

Mr. Bailey reads the Finding: *The Planning Commission authorizes staff to make necessary language revisions to make the Code relevant.*

Ms. Dawson moves that the Unified Development Code text amendment, File P 19-0067 be sent to the County Commissioners with a recommendation of approval with the addition of the seventh Finding of Fact.

Ms. Drader seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: CAROL DAWSON MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE AIRPORT MINI-STORAGE, LLC UNIFIED DEVELOPMENT CODE TEXT AMENDMENT BE APPROVED WITH SEVEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

ANN DRADER SECONDS THE MOTION.

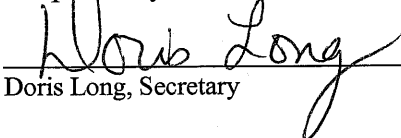
VOTED ON AND PASSES UNANIMOUSLY

Mr. Bailey compliments Mr. Lawrence for a job well done.

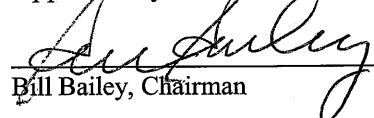
General discussion takes place.

Meeting is continued until Thursday, June 27th, at 7:00 PM

Respectfully submitted:


Doris Long, Secretary

Approved by:


Bill Bailey, Chairman